



**Advance Preview Package**



# LEONE

Leone Homes has achieved a reputation for building exceptional homes and communities. We believe a home is a reflection of who you are. Your sense of place, your sense of family. Building identities that suit our home owners is our cornerstone. Whether this is your first home or your tenth, we are dedicated to each step of your journey. Make Leone Homes your choice. This is our pride, your home.

**[leonehomes.ca](http://leonehomes.ca)**





## PROJECT DESCRIPTION

**PROJECT:** LIFT

**START DATE:** Start date Q2 2019

**END DATE:** Q4 2020

**DESCRIPTION:** LIFT consists of 41, three & four bedroom townhomes. The modern design with roof top decks are great for outdoor living. These homes will have luxurious features unlike other developments in the area which include forced air heat with the option for air conditioning, Quartz waterfall counter tops and Green Technology with Nest Smart Home, LED lighting and Energy Efficient appliances.

**LIFT:** The LIFT concept is about the family and their sanctuary, the individuals that make your house a home. The garden on the rooftop of every LIFT townhouse is a symbol of unity and going back to those that really matter. LIFT is "Your Home Above All Else."







**LIFT YOUR EXPECTATIONS**





## An Emerging City

Langley City is the place to be. Bringing together recreation, shopping and nature to your doorstep. From a night at a Giants game in the Langley Events Centre, to a day of shopping at McBurney Lane or the newly re-inspired Willowbrook Mall. Living in LIFT puts you a stone's throw away from all the best parts of Langley, making it the choice for everyone from families to young professionals and investors.

Have the best of both worlds with the convenience of the approved LRT line steps away and a short drive gets you to the Abbotsford International airport. Suburban living meets city lifestyle with Langley's diverse community of local farms, parklands and award winning wineries. At LIFT you will build a life, above all else.





**AN OUTDOOR EXPERIENCE**



# THOUGHTFUL SPACES







## Affordable Luxury

The modern design of LIFT brings you all the features of a luxury home, coupled with Smart Home and efficient Green Technology Systems. The Nest thermostat, LED lighting, forced air heat, Energy Star appliances, and wiring for electric chargers in the garage make it easy to take care of our environment while enjoying the comforts of home. Focused on quality craftsmanship, functional layouts and stylish design, Leone Homes take townhouse living to the next level. Bring the outdoors in with wonderful entertainment sized rooftop decks providing the perfect indoor outdoor experience and featuring your very own garden boxes, just one more way to keep it green.

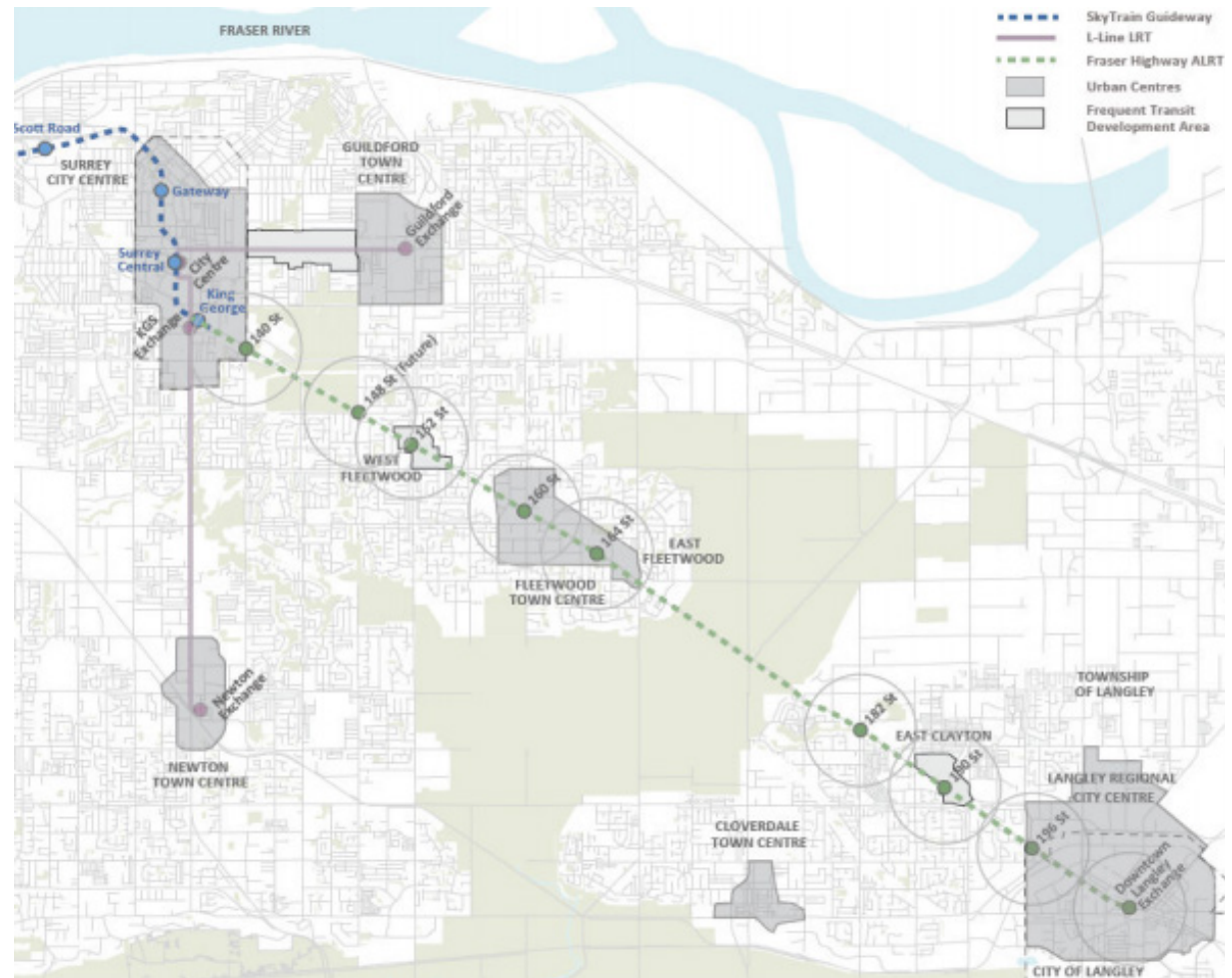


# MODERN ELEGANCE



## MAJOR PROJECTS

An upcoming major project for the City of Langley will be Phase 2 of the Skytrain Line. The map below shows the Phase 2 route and its stations. The 203 Street Station is only 1.5km away from LIFT, which is 15 minutes walking distance.





SHOPPING

- 1 Willowbrook Mall
- 2 Costco Wholesale
- 3 Langley Crossing Shopping Centre
- 4 Valley Centre Shopping Centre
- 5 Holland Shopping Centre
- 6 Home Hardware

SCHOOLS

- 7 Global Montessori Daycare
- 8 Nicomekl Elementary School
- 9 Langley Meadows Community School
- 10 Douglas Park Community School

RECREATION

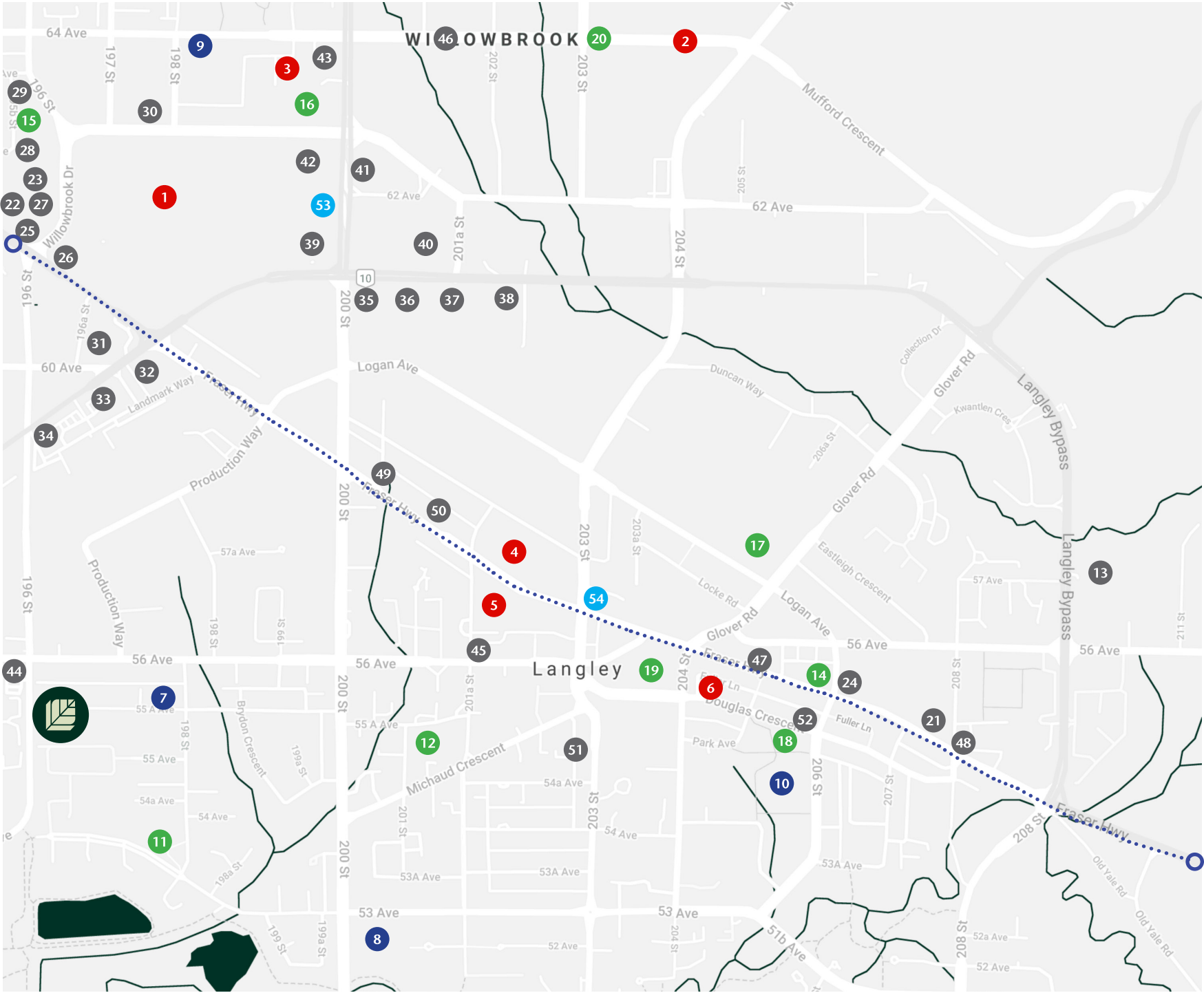
- 11 Brydon Park
- 12 Linwood Park
- 13 Canlan Ice Twin Rinks
- 14 Curves Fitness
- 15 Orange Theory Fitness
- 16 Steve Nash Fitness
- 17 Fitness Unlimited
- 18 Douglas Recreation Centre
- 19 Timms Community Centre
- 20 Willowbrook Community Centre

RESTAURANTS

- 21 Poseidon Greek Restaurant
- 22 Baik Mi Korean Restaurant
- 23 An Indian Affair
- 24 Maru Sushi
- 25 Mongolie Grill
- 26 White Spot
- 27 Sushi Mori
- 28 Luxe Chinese Seafood Restaurant
- 29 Pasta Polo
- 30 Denny's Family Restaurant
- 31 Wings Tap & Grill
- 32 McDonald's
- 33 IHOP
- 34 Boston Pizza
- 35 Cactus Club Cafe
- 36 Olive Garden
- 37 Montana's BBQ & Bar
- 38 Nando's Grilled Chicken
- 39 Red Robin
- 40 Milestones
- 41 Brown's Social House
- 42 Earls
- 43 Pizza Hut
- 44 Samz Neighbourhood Pub
- 45 Captain's Galley Fish & Chips
- 46 Ricky's Restaurant
- 47 Viva La Mexico
- 48 Original Joes
- 49 Naka Bistro Thai
- 50 Emilio Finatti Pizza
- 51 Fricken Waffle Café
- 52 Oriental Pearl

PROPOSED FUTURE SKYTRAIN

- 53 Willowbrook Station
- 54 Langley Station





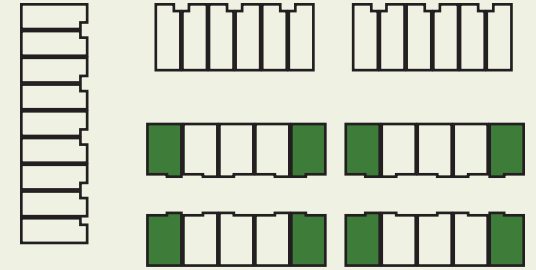
## SITEMAP

41 UNITS    21 Tandem Garage Units (3 bedrooms)    20 Double Garage Units (4 bedrooms)

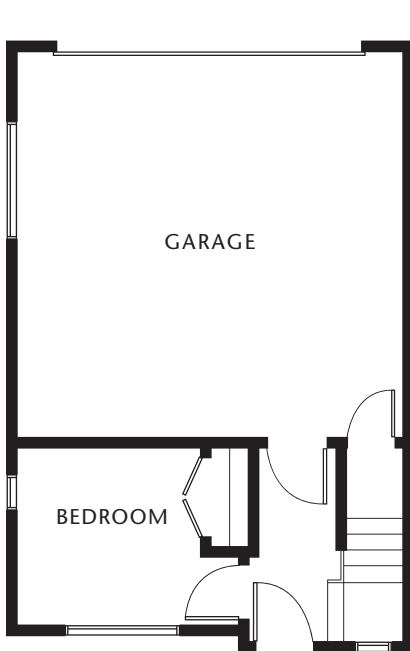


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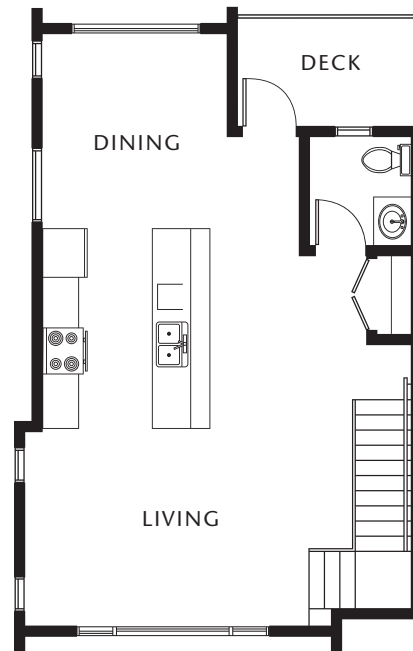




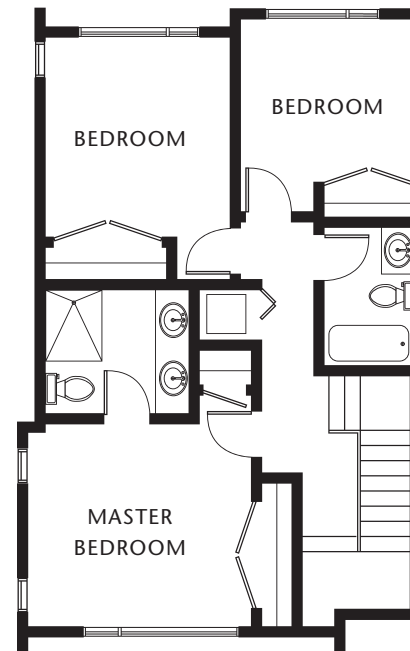
**PLAN A-s**    4 BEDROOMS    **INDOOR:** 1642 sq. ft. (excludes garage)    **OUTDOOR:** 700 sq. ft.



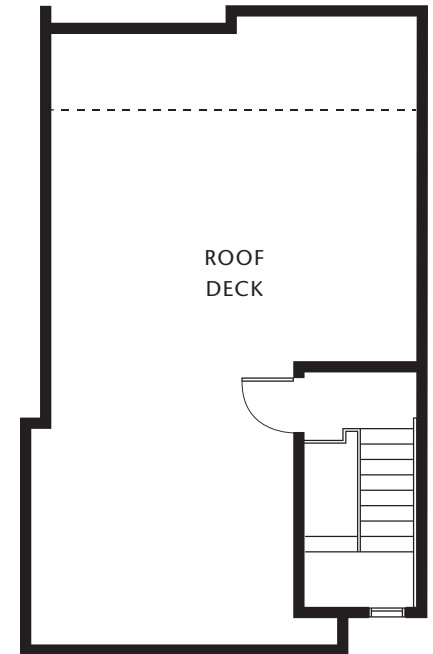
**FIRST**



**SECOND**



**THIRD**

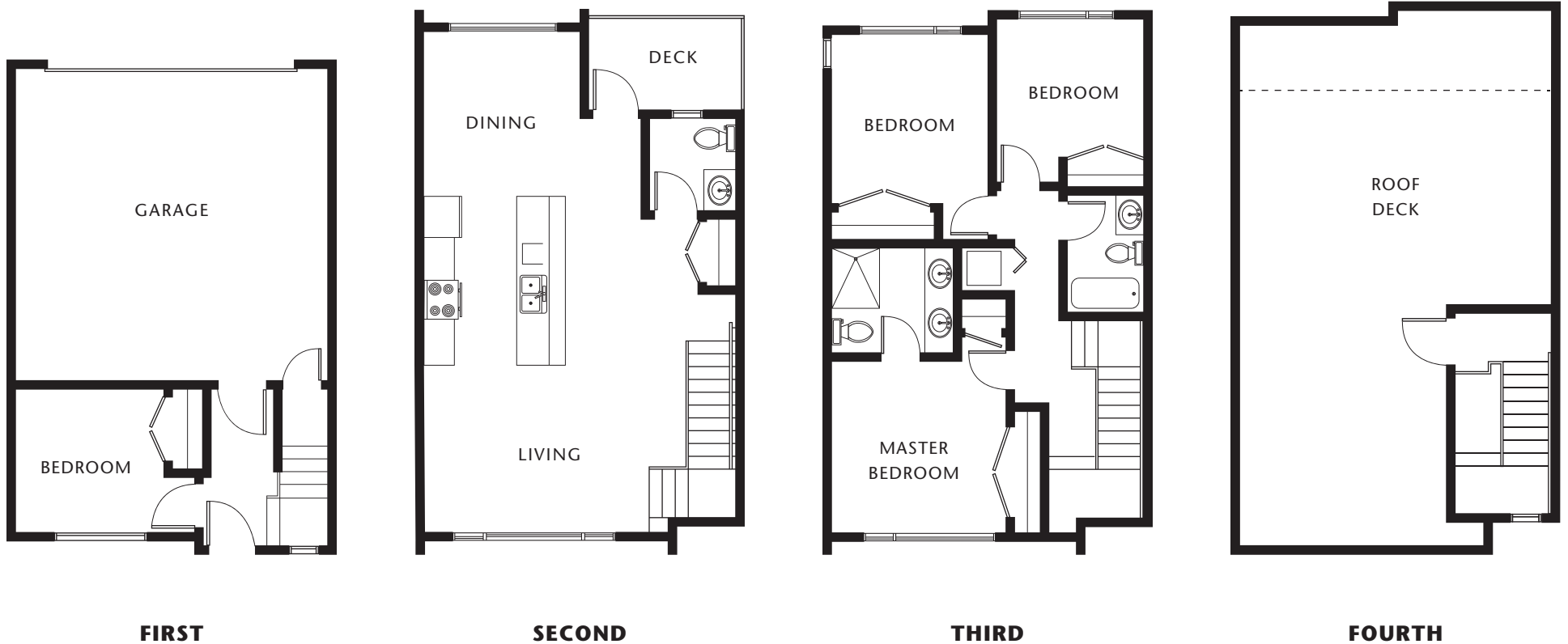
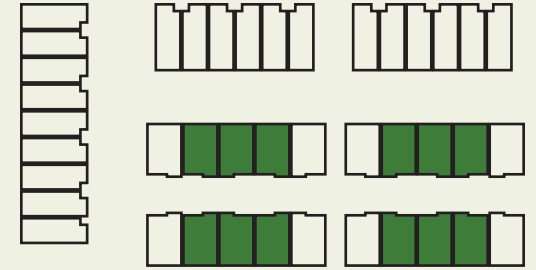


**FOURTH**

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**PLAN A**      4 BEDROOMS      **INDOOR:** 1606 sq. ft. (excludes garage)      **OUTDOOR:** 700 sq. ft.

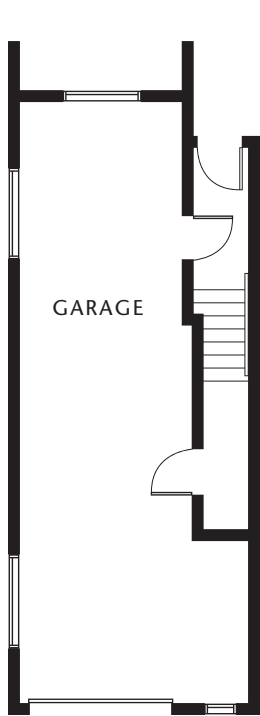
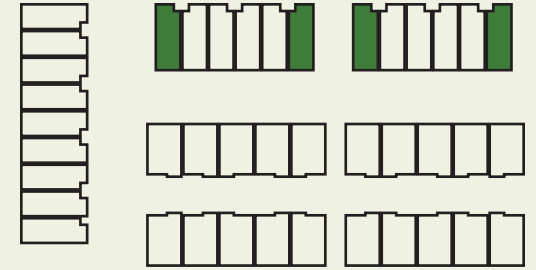


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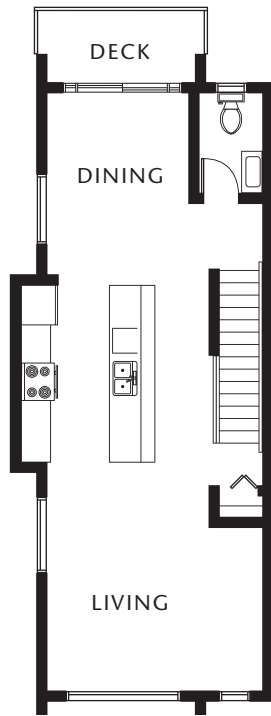




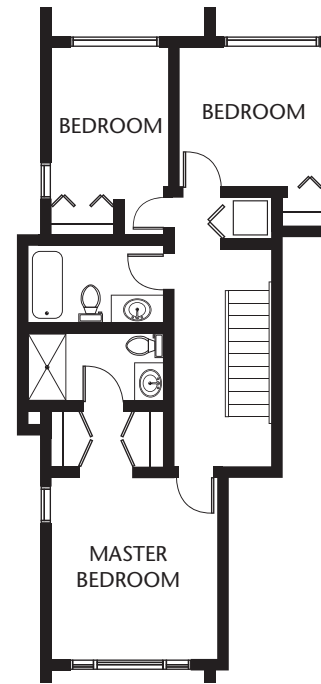
**PLAN B-s**    3 BEDROOMS    **INDOOR:** 1537 sq. ft. (excludes garage)    **OUTDOOR:** 650 sq. ft.



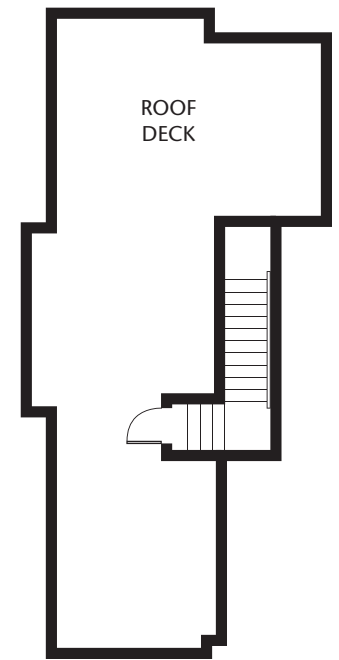
**FIRST**



**SECOND**



**THIRD**

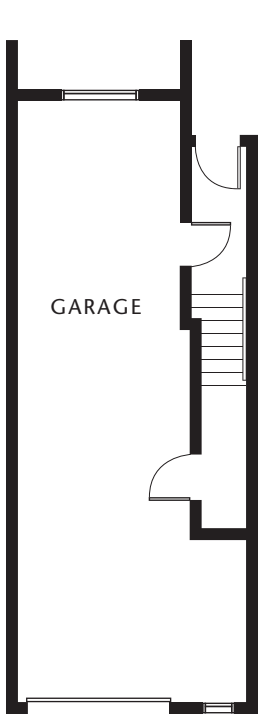
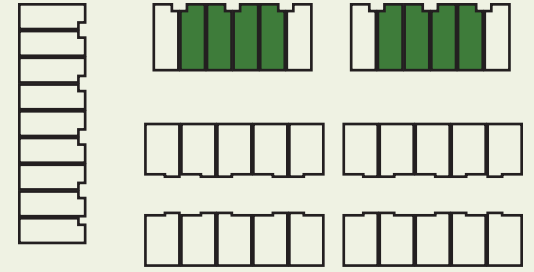


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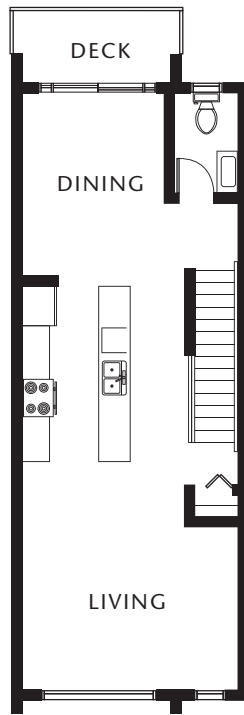
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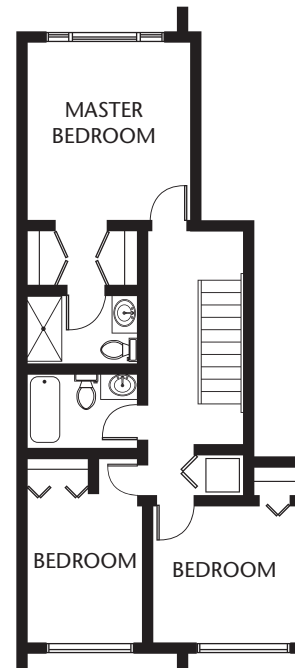
**PLAN B**      3 BEDROOMS      **INDOOR:** 1484 sq. ft. (excludes garage)      **OUTDOOR:** 650 sq. ft.



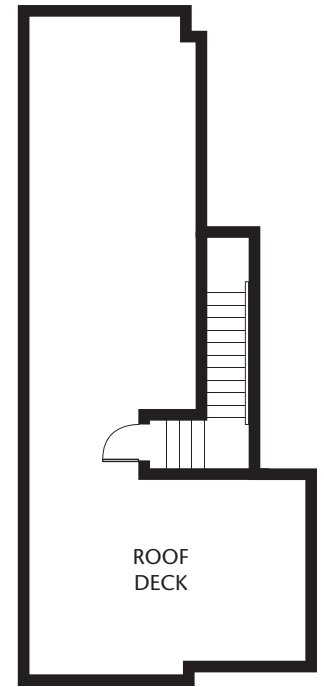
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**SECOND**



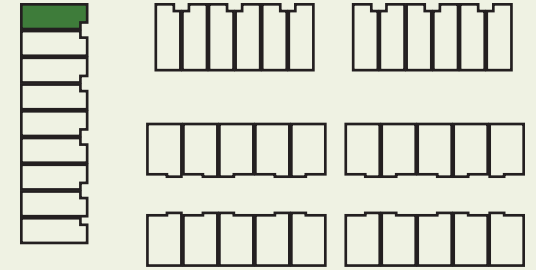
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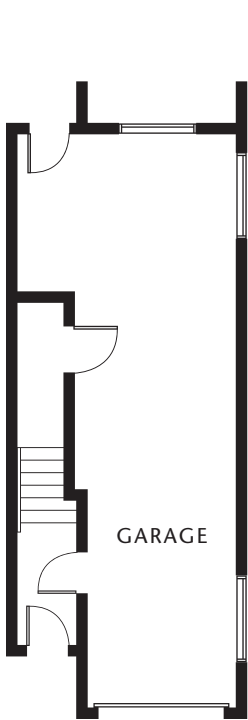
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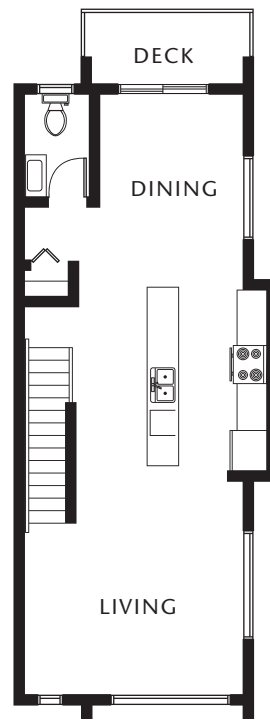




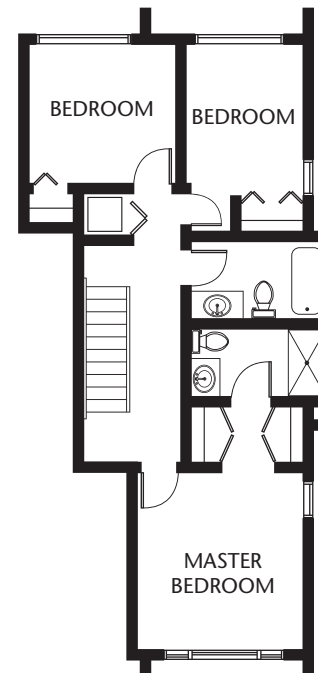
**PLAN B1-s** 3 BEDROOMS **INDOOR:** 1527 sq. ft. (excludes garage) **OUTDOOR:** 650 sq. ft.



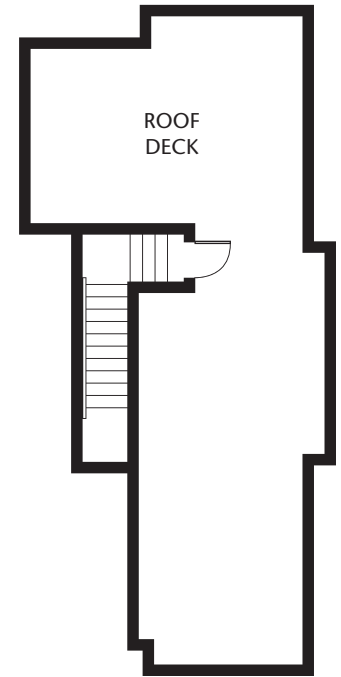
**FIRST**



**SECOND**



**THIRD**

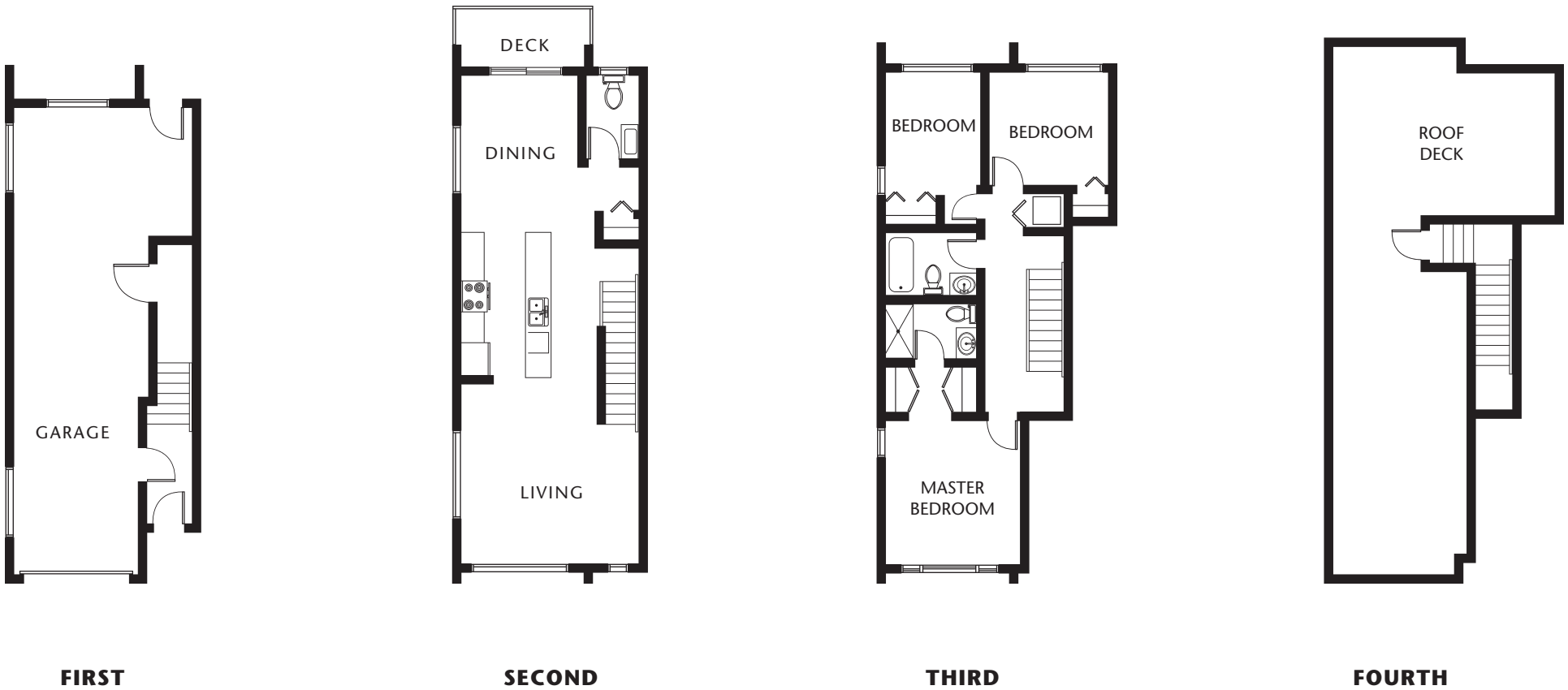
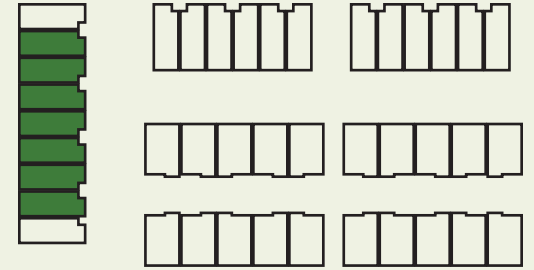


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**PLAN B1**     3 BEDROOMS     **INDOOR:** 1474 sq. ft. (excludes garage)     **OUTDOOR:** 650 sq. ft.



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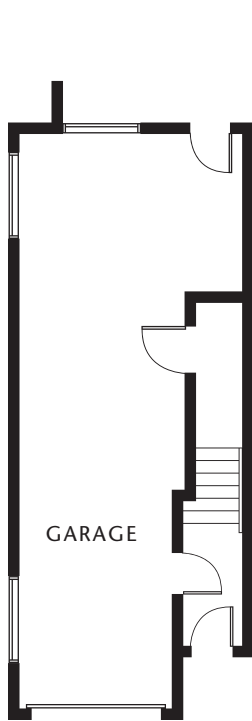
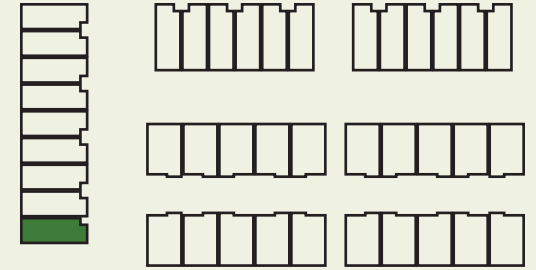


# PLAN C1

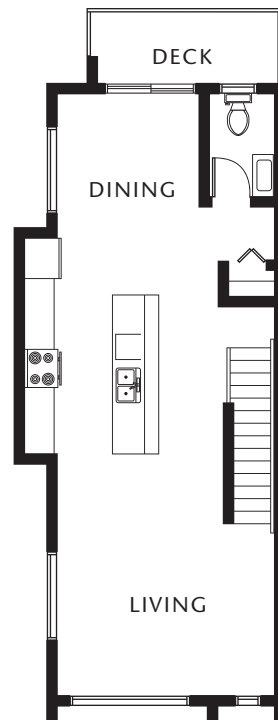
3 BEDROOMS

**INDOOR:** 1536 sq. ft. (excludes garage)

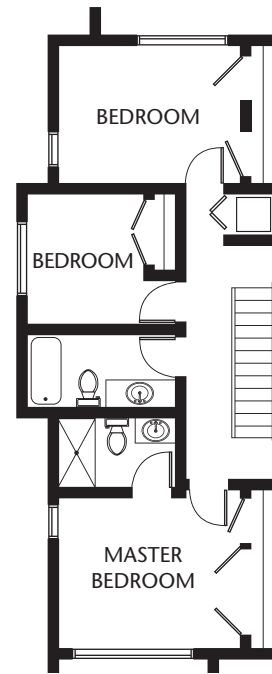
**OUTDOOR:** 650 sq. ft.



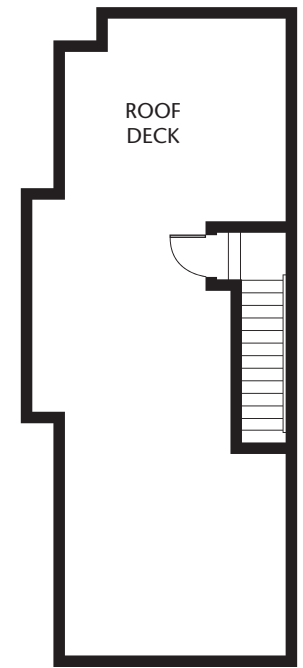
**FIRST**



**SECOND**



**THIRD**



**FOURTH**

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## ABOVE ALL ELSE

In The City of Langley



### INTERIOR STYLE

- Spacious open floor plans that are functional and thoughtfully designed
- Durable European laminate flooring throughout the main level
- Plush carpet on stairs, halls and in bedrooms
- Designer colour schemes with 3 stylish kitchen cabinet colours to choose from
- Main floor powder rooms for your convenience
- Beautiful outdoor living spaces with patios off the kitchen and roof top decks with 360 degree views
- 10' ceilings on the main floor
- LED lighting through out the home

### ENTERTAINMENT INSPIRED KITCHENS

- Open concept kitchen perfect for entertaining
- Luxurious 3 cm. quartz countertops with waterfall island
- Subway tile backsplash
- Modern pendant lighting over island and breakfast bar
- Stainless Steel Samsung appliance package including:
  - Sleek French door refrigerator with bottom freezer
  - Slide in gas 5 burner range and true convection oven
  - Wall mount hood range
  - Quiet energy star dishwasher
  - Panasonic built-in microwave
  - Samsung stackable front load washer & dryer

### SPA INSPIRED BATHROOMS

- Luxurious master ensuite featuring frameless glass enclosed showers.
- 3 cm. quartz countertops and undermount sinks
- Elegant porcelain tile flooring
- Soaker tubs in the main bathrooms

### THOUGHTFUL CONVENIENCES

- Roughed in smoke detectors, home security & built in vacuum.
- Forced air heating
- Air conditioning available on upgrade
- Nest thermostat
- 1 year Telus or 6 month Shaw cable and internet included

### AMENITIES

- Close to major commuter and transit routes
- Dedicated visitor parking
- Easy access to parks and walking trails
- Close to shops, restaurants and more

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**ABOVE ALL ELSE**

In The City of Langley



## **PHASE ONE**

January 1, 2019

## **STARTING PRICE**

**3 BEDROOMS + 3 BATHS** starting at **\$589,000**

**4 BEDROOMS + 3 BATHS** starting at **\$649,000**

## **DEPOSIT**

**Initial Deposit:** \$5,000 bank draft upon offer

**2nd Deposit:** Balance of 5% of the purchase price within 7 days of accepted contract

**Final Deposit:** Additional 5% of the purchase price within 90 days of 2nd deposit received

**TOTAL DEPOSIT = 10%**

## **ESTIMATED COMPLETION & ESTIMATED STRATA FEE**

First release of homes: October 2020 - December 2020

Strata Fee: \$0.14 per square foot

**\*NO ASSIGNMENT FEES\*\***

**\*ALL PRICES DO NOT INCLUDE GST\***

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